## This Indenture made the ----first-----

MAY--- in the year of our Lord one thousand nine hundred and NINETY FOUR-- (1994)

Returent EVELYN PRYOR, of the city of philadelphia-----

(hereinafter called the Grantor ), of the one part, and

WILLIAM PRYOR

\_\_\_\_\_ (hereinafter called the Grantee ), of the other part,

Witnesseth That the said Granth

for and in consideration of the sum of

lawful

well and truly paid by the said Grantee, ONE DOLLAR ----money of the United States of America, unto at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, -does---granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee \_\_her\_\_heirs and assigns,

ALL THOSE THREE CERTAIN continous lots or pieces of ground with the buildings and improvements thereon erected; SITUATE in the 28th Ward of the City of Philadelphia and described as follows, to wit: '

PREMISES "A" ONE THEREOF SITUATE on the NOrthwest corner of Susquehanna Avenue

and Bancrft Street.

CONTAINING in front or breadth on said Susquehanna Avenue 17 feet and extending of that width in length or depth Northward along th e West side of Bancroft Street 60 feet to a certain 3 feet wide alley leading Eastward into Bancroft Street.

PREMISES "B" TWO THEREOF SITUATE on the North side of Susquehanna Avenue at th e distance of 17 feet Westward from the West side of Bancroft Street. CONTAINING in front or breadth on said Susquehanna Avenue 16 feet, 5 inches and extending of that width in length or depth Northward 60 feet to certain 3 feet wide alley extending Eastward into Bancroft Street and Westward into Willington Street.

PREMISES "C" AND THE OTHER THEREOF SITUATE on the North side of Susquehanna Avenue Beginning at the distance of Thirty-three feet five inches Westard from the West side of Bancroft Street in the Twenty-eight h Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Susquehanna Avenue, Sixteen feet five inches and extendind of that width Northward in length or depth Sixty feet to a certain Three feet wide alley whi ch runs from said Bancroft Street to Willington Street.

52215016 Page: 1 of 7 05/24/2010 12:18PM

State RTT: 0.00 Local RTT: 0.00 05/24/2010 12:18PM Doc Code: D

ecorded Doc Id: 52215016 ate RTT: 0.00 Receipt #: 905211 oai RTT: 0.00 Rec Fee: 200.00 Commissioner of Records: City of Philadelphia

BEING NOS. 1617-1621 W Susquehanna Avenue
BEING AS TO PREMISES "A" AND "B" AND "C" being inter alia the sam
e premises which Virginia S. Hotchkins, singlewoman by Deed dated
November 24, 1937 and recorded at Philadelphia in the Office for
the Recording of Deeds in and for the County of Philadelphia in
November 26, 1937 in Deed Book DWH 456 pg. 45 conveyed unto
William Bater and Edna S. Bater, his wife, in fee.

AND the said William Bater departed this life on the 6th day of May 1957 whereby title to premises became vested in the said Edna S. Bater, also known as Edna Sheibley BAter, his wife, by right of survivorship.

AND THE SAID Edna S. Bater, a/k/a Edna Sheibley Bater being so seized thereof, in fee, departed this life on the 47th day of May 1974 having first made and published her last Will and Testament in writing bearing date the first day of January A.D. 1969 duly proven and registered at Philadelphia, Pa. being Will #2042 Of 1974 wherein and whereby the said testatrix did provide as follows:

"Sixth: I give devise and bequeath all the rest, residue and remainder of my estate, real personal or mixed, whereever situate to my son William S. Bater, absolutely and in fee."

AND the said Testatrix didnominate, constitue and appoint William S. Bater, and Floyd W. Tompkins, Executors of her estate to whom Letters Testamentary were duly granted by the Register of Wills of Philadelphia County on the day of June 1974.

AND ALSO BEING AS TO PREMISES "A" AND "B" the same premises which William S. Bater and Floyd W. Tompkins, Executors, etc. by Deed dated July 15, 1974 and recorded July 16, 1974 in the Office for the Recording of Deeds in and for the County of Philadelphia in Deed book DCC 664 pg. 569 granted and conveyed unto William S. Bater, in fee.

TOGETHER as respects to premises "A" and "B" with the free and common use, right, liberty and privilege of the above described alley at all times hereafter forever.

BEING 1621 W Susquehanna Avenue the same premises which Oliver T. Acker, in fee by INdenture dated the 28th day of 1940 and recorded in the Office for the Recording of Deeds in and for the City and County of Philadelphia in Deed Book D.H.W. No. 909 page 323 & c granted and conveyed unto Albert Lapenson and Tillie, his wife

AND the said Tillie Lapenson departed this life the ninth day of September 1965

Tripether with all and singular the -----building and----improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of

the said grantor, as well at law as in equity, of, in, and to the same.

And the said Grantor . \_\_\_\_\_and her\_\_\_

heirs.

WARRANT and forever DEFEND.

In Witness Whereof, the party of the first part

hereunto set

hand and seal. Dated the day and year first above written.

Scaled and Belivered

IN THE PRESENCE OF US:

Notarial Sant Samuel B. Wollok, Notary Public Philadelphia, Priladelphia County ly Commission Expires July 11, 1994 Eulyn Gryor

SEAL

Samuel B. Nolfold

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	My Commissi	I, Philedalphia Con Explice July 1	1, 1994	PREMISES: 1617-21 W. Susquehanna Avenue, philadelphia, penna.		752-S John C. Clark Co., Phila. 1991	
			;				The address of the above-named Grantee is William Pryor  2760 n 28 th street On behalf of the Grantee

## PHILADELPHIA REAL ESTATE

DATE RECORDED	
CITY TAX PAID	

D. VALUATION DATA  1. ACTUAL CASH CONSIDERATION  1. COUNTY ASSESSED VALUE  2. OTHER CONSIDERATION  4. COUNTY ASSESSED VALUE  2. OTHER CONSIDERATION  4. COUNTY ASSESSED VALUE  5. COMMON LEVEL RATIO FACTOR  6. FAR MARKET VALUE  7. ACTUAL CASH CONSIDERATION  9. COUNTY ASSESSED VALUE  10. COMMON LEVEL RATIO FACTOR  11. ACTUAL CASH CONSIDERATION  12. TOTAL CONSIDERATION  13. TOTAL CONSIDERATION  14. COUNTY ASSESSED VALUE  2. Check Appropriate Box Below for Exemption Claimed  Will or intestate succession  (NAME OF DECEDENT)  (ESTATE FILE NUMBER)  (ES	INANSFER IAA	CENTIFICA	(11011	CITY TAX PAID	
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PHILADELPHIA REAL ESTATE	
	DATE RECORDED
TRANSFER TAX CERTIFICATION	CITY TAX PAID
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Complete each section and file with Recorder of Deeds when (1) the in the deed,(2) when the deed is with consideration, or by gift, or (3) a needed, attach additional sheet(s).	tax exemption is claimed. It more space is
A. CORRESPONDENT - All inquiries may be directed to the following pers	TELEPHONE NUMBER:
STREET APPERS CITY (1)	AREA CODE ( ) STATE ZIP CODE
5804 Greene St Philadel Phila	PA 14144
B. TRANSFER DATA  GRANTOR(S)/LESSOR(S)  GRANTEE(S)/LESSOR	ANCE OF DOCUMENT  EE(S)
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STREET ADDRESS  1617 W. Susqueharny Ave PT, 1812 LIG17 C  CITY STATE ZIP CODE CITY	1. Susquellanne P14. 1912/ STATE P14. 21P CODE
C. PROPERTY LOCATION	
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D. VALUATION DATA	To Total convergences
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E. EXEMPTION DATA	
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## PHILADELPHIA REAL ESTATE

TRANSFER TAX CERTIFICATION			DATE RECORDED		
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Chair Stathowal			AREA CODE ( ) STATE ZIP CODE		
SPU4 Greene St	Philo	adelphia	PA 19144		
B. TRANSFER DATA GRANTOR(S)/LESSOR(S)		DATE OF ACCEPTANCE OF GRANTEE(S)/LESSEE(S)	1.		
Elleliah Paga		<b>U</b> ₹	llian Pryor		
STREET ADDRESS  1617 W. SUSque havery Au STATE	e P4, 14/21	CITY CITY	asquelicume PH. 1912/ STATE ZIP CODE		
C. PROPERTY LOCATION					
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